



**MINUTES  
HISTORIC PRESERVATION COMMISSION  
TOWN OF BUENA VISTA, COLORADO**

**March 4, 2021 3:00 PM**

**Virtual Meeting**

**Conferencing Access Information: <https://zoom.us/j/91956997299> Password: 691731**

**Listen via phone at: 1-650-449-9052 Meeting ID: 919 5699 7299 Passcode: 691731**

**I. CALL TO ORDER**

John called the meeting to order at 3:05 pm.

**II. ROLL CALL**

John O'Brien, Suzy Kelly, Nancy Locke, Vic Kuklin, Jo Reese, Melanie Roth, and Katy Welter were present.

**III. AGENDA ADOPTION**

John proposed two additional items for discussion: an annual award and the Texaco station. Melanie moved to approve the agenda subject to an amendment to add the annual award and Texaco station building discussions to the agenda. Melanie moved and Nancy seconded. The motion passed unanimously.

**IV. APPROVAL OF MINUTES – February 4, 2021**

Vic moved to approve, Suzy Kelly seconded, subject to Melanie's amendments for clarity. The motion passed unanimously.

**V. PUBLIC COMMENT**

Amy Eckstein asked if there was a process to join the HPC and noted that the website reflects that several commissioners' terms expired.

Mark Doering stated that there is a vacancy for an alternate and an application online for that process. He also indicated that the Town Board of Trustees would take up the renomination of commissioners if it had not done so already. Mark noted that we are required to have a percentage of the commission made up of preservation professionals and that we are especially interested in finding someone locally to fill that role. John O'Brien stated that one of the Commission's strategic planning goals is to identify a preservation professional to serve as a commissioner.

**VI. BUSINESS ITEMS**

**A. Saving Places Conference discussion and lessons learned:**

Suzy was interested in learning about funding opportunities for the Goodnight Barn. She really enjoyed the virtual format, including the chat sessions. Enjoyed the tax credits webinar; the federal for commercial buildings are getting overhaul. State credits expire in 2029.

Jo shared that, as a realtor, she was interested to learn that historical properties contribute value to these towns, and it is something she will keep in mind.

Nancy really appreciated being able to watch the conferences.

Katy noted that the conference opened at a historic preserved ranch that the municipality conserved and made the connection between that example and the Town's plans to purchase a historic ranch 10 miles north of Town. She hopes that the Town will consider conserving the property with its investments outside of town as well.

Melanie felt the virtual format was really incredible because of the ability to go back and pick up what you missed. The CLG stuff they had was incredible: several sessions that were designated for Certified Local Governments (CLGs). As always, the best thing about these conferences is the connection that you can make with other people and to let the state know what's going on in BV. Having such a strong BV presence was very beneficial to and for the town.

John shared that the amazing thing about the Goodnight Barn building is that it was completely surrounded with a gravel pit and concrete ready-mix company and it is amazing that the building survived that development. His favorite session was the one on plaster preservation, which revealed a lot of trade secrets.

#### **B. Strategic planning subcommittee next steps**

John reminded the HPC that they established 4 subcommittees:

Suzy – local landmarking

Dan – ADG's

John – recruiting new commissioner

Jo – advocating to the community (marketing) – Suzy, John, Mel

John proposed as a next step that each committee leader present a plan at the next HPC meeting for the steps to complete each strategic item this year.

With respect to the commissioners participating in the local landmarking effort, Katy noted that a question had arisen regarding whether commissioners who bring forth a nomination could also vote on that nomination. Erica Duvic, the Commission's History Colorado CLG Coordinator, told Katy that if the ordinance empowers the commission to bring forth a nomination, then it is expected that commissioners would vote on something they had worked on. In other words, they would not normally be prohibited. Mark recommended running that interpretation by the Town's attorney and Katy offered to summarize the issue and include the applicable section municipal code.

#### **C. 305 Chestnut demo permit discussion**

Barbara Darden took 60+ photos of the property and shared them with Melanie Roth. Melanie provided feedback on the photos, recommended a site visit and conduct additional documentation to complete the floor plan (to be produced at no cost by Barbara Darden). Suzy will contact the German family who previously owned it to see if they have any additional information to share. Jo Reese will coordinate another site visit when all of the documentation is complete.

#### **D. Residential Survey update**

Melanie updated that the Chaffee Recorder's office has been trying to scan the town historic lot books, but it may be worthwhile to wait and see when the county buildings will completely open again. Katy offered to follow up with Tom Simmons to see if the State Historical Fund would allow us to wait until the county reopens to the public before proceeding with this work.

#### **E. Historic Records Grant discussion**

John shared that the Commission has put together all of the historic surveys that were recently completed, as well as the windshield survey commissioned by the Chaffee County Heritage Area Advisory Board, everything on Compass, as well as the Sanborn maps. Mark is going to have someone print all of it and then bind it and put it in the Library's reference section. And the library is going to try putting all of the property survey information on their website.

The BV Library would like to share the digital archives collection. But that is a decision that BV Heritage has to make. Vic shared that the photos on the BV Heritage website are not as accessible as they would like, so he thinks partnering with the Library on this certainly has potential. Next BV Heritage Board meeting is March 22<sup>nd</sup>.

**F. Texaco Station**

Mark updated that the Town received a demo permit application for the Texaco station and did authorize the demolition of that structure. It did not meet the necessary requirements to be reviewed by the HPC. Melanie noted that the porcelain panels are actually very cool. She felt that the Town is missing out on an opportunity to do something really cool. Mark indicated that the porcelain panels were all that was left from the original building and the building had lost much of its original integrity. The Three Gables Report from the historical survey, and two photos from Suzy that showed the original building was very different from what was there currently. The Town will have a lease agreement that will allow the town to have a public gathering space being spearheaded by the Beautification Committee.

**G. Updates from related organizations**

BV Heritage is doing more work on the courthouse and also expects to begin construction on the Verizon cell tower this spring.

**H. Staff updates**

Mark has had conversations with several property owners about upcoming development. 420 E. Main (the former brothel building) is being sold to a new owner who may develop the property. 1883 Sanborn map shows the brothel building set back from the street. That property is made up of 4 individual lots. Brothel sits on the middle two lots and the people who are buying it may build on either side of that building.

Mark also had conversations with the architect who designed the "South Court Social" and will work on two lots on the same block but three lots down (across from the elementary school).

**I. Next meeting date and location**

April 1, 2021 via zoom